

Texas Historical Commission staff (AD), 6/10/2010  
Official Texas Historical Medallion and 16" x 12" plaque with post  
Hays County (Job #10HY03) Subject (Atlas) UTM: 14 587119E 3318646N  
Location: Wimberley, 306 Wimberley Square

### **JAMES C. LANE HOUSE**

WIMBERLEY BUILDER JAMES CALVIN LANE (1902-1976) BUILT THIS HOME IN 1935 ADJACENT TO A CAFÉ OPERATED BY HIS WIFE, REBECCA (COBB). LANE LATER BUILT A TWO-STORY HOME AND A LARGER CAFÉ IN THE SAME STYLE ON NEARBY PROPERTY ON THE SQUARE. REBECCA OPERATED WIMBERLEY'S FIRST TELEPHONE SWITCHBOARD IN THE HOME'S LIVING ROOM. THE COUPLE SOLD THE HOME TO EDUCATOR SUSIE DANFORTH IN 1938. THE FRONT-GABLED CRAFTSMAN STYLE HOME IS NOTABLE FOR ITS "GIRAFFE ROCK" EXTERIOR, A RARE STYLE IN THE TEXAS HILL COUNTRY. NATIVE ROCK AND Poured CONCRETE IS EMBELLISHED WITH SMALLER DECORATIONS SUCH AS PETRIFIED WOOD, DECORATIVE ROCK AND FOSSILS.

RECORDED TEXAS HISTORIC LANDMARK – 2010

MARKER IS PROPERTY OF THE STATE OF TEXAS

TEXAS HISTORICAL COMMISSION

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**RECORDED TEXAS HISTORIC LANDMARK MARKERS:  
2010 Official Texas Historical Marker  
Sponsorship Application Form**

Valid September 1, 2009 to November 30, 2009 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (building marker) requests only. Please see separate forms for either Historic Texas Cemeteries or subject markers.

**Proposed marker topic** (official title will be determined by the THC): The James C. Lane House

**County:** Hays

**Town** (nearest county town on current state highway map): Wimberley

**Street address of marker site or directions from town noted above:** 306 Wimberley Square

**Marker Coordinates:**

**If you know the location coordinates of the proposed marker site, enter them in one of the formats below:**

UTM Zone 14 Easting 587119.49 Northing 3318645.54  
Lat:            Long:            (deg, min, sec or decimal degrees)

**Otherwise, give a precise verbal description here** (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek):

**NOTE:** Recorded Texas Historic Landmark markers must be placed at the structure being marked.

**Recorded Texas Historic Landmark markers definition:** Recorded Texas Historic Landmark (RTHL) markers are awarded to structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated structures must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

**Criteria:**

1. **Age:** Structures eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a structure for the RTHL designation. It must have an equally significant historical association, and that association can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.
3. **Architectural significance:** Structures deemed architecturally significant are outstanding examples of architectural history through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity; that is, the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.
4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

**Special National Register considerations for RTHL marker applications:** If a structure has been individually listed in the National Register of Historic Places (NRHP) under either Criterion A or B **and** Criterion C (Architecture), the historical text compiled as part of the National Register nomination process may be submitted as part of the marker process, provided it includes the required reference notes and other documentation. Acceptance of the National Register information for the purposes of the marker process will be up to the sole determination of the THC. Listing in the NRHP does not guarantee approval for an RTHL marker. See the THC web site at <http://www.thc.state.tx.us/markerdesigns/madnrcrit.html> for National Register criteria.

Check this box if the property is individually listed in the NRHP.

**APPLICATION REQUIREMENTS**

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements and are submitted online as required can be accepted or processed by the THC (for RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; legal description of the property; site plan; floorplan; historic photograph; and current photographs clearly showing each side of the structure—please resize photographs to 1-2 MB, or approximately 1024 x 768 pixels).

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than November 30, 2009.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview, significance and documentation.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.

- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. The fee shall be submitted to the THC within ten working days of application receipt notification.

**APPROVAL BY COUNTY HISTORICAL COMMISSION**

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application—and throughout the review and production processes—will be via direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC, the CHC representative is providing the THC with notice that the application and documentation have been reviewed and verified by the CHC and that the material meets all current requirements of the Official Texas Historical Marker program.

**As chair or duly appointed marker chair, I certify the following:**

- Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

**CHC comments or concerns about this application, if any:**

**Name of CHC contact** (chair or marker chair): Betty Harrison

**Mailing address:** 108 Jay Jay Cove **City, Zip:** Kyle, TX 78640

**Daytime phone** (with area code): 512-393-9580 **Email address** (required):

betty.harrison@earthlink.net

**PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT**

**Property owner:** Sue Franklin

**Address:** 18 Cypress Point **City, state, zip:** Wimberley, TX 78676

**Phone:** 512-847-5417 **Email address:** sue.franklin@verizon.net

**Legal Description of the property** (metes and bounds, lot and block, etc.): ABS 461 AMASA TURNER SURVEY 0.145 AC/6,316 SQ FT GEO#90603637

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

**NOTE:** The property owner will not receive any additional copies of correspondence from the THC. All other correspondence—notice of receipt, request for additional information, payment notice, inscription, shipping notice, etc.—will be sent via email to the CHC representative, who is encouraged to share the information with all interested parties as necessary. Given the large

volume of applications processed annually and the need for centralized communication, all inquiries about applications in process will be referred to the CHC for response. The CHC is the sole liaison to the THC on all marker application matters.

### **SPONSORSHIP PAYMENT INFORMATION**

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

**Marker sponsor** (may be individual or organization): Sue Franklin, property owner

**Contact person** (if applicable): Casey Gallagher

**Mailing address:** 1112 Gillespie **City, zip:** Austin, Texas 78704

**Email address** (required): caseygal@gmail.com **Phone:** 512-584-0404

### **SHIPPING INSTRUCTIONS**

In order to facilitate delivery of the marker, neither post office box numbers nor rural route numbers can be accepted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

**Name:** Sue Franklin

**Street address:** 18 Cypress Point **City, zip:** Wimberley, Texas 78676

**Daytime phone** (required): 512-847-2016 **Email** (required): sue.franklin@verizon.net

### **TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS**

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post\* (\$1500)

- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post\* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post\* (\$750)

\*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry
- metal
- other (specify)

### **SUBMITTING THE APPLICATION (via email required)**

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC via email at the following address:  
markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
  - This application form
  - The narrative history (including documentation)
  - Legal description of the property
  - Detailed floor plan for each floor of the structure
  - Detailed site plan of the property
  - At least one historic photograph
  - Current photographs clearly showing each side of the structure

**RECORDS RETENTION BY CHC:** The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigs/madmark.html>)

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Texas Historical Commission  
History Programs Division  
P.O. Box 12276, Austin, TX 78711-2276  
Phone 512/463-5853  
history@thc.state.tx.us



**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

## **Recorded Texas Historic Landmark Narrative:**

**J.C. Lane House  
306 Wimberley Square  
Wimberley, Texas**

**Prepared by Casey Gallagher**

### **Overview:**

Located in the heart of the village of Wimberley, the James C. Lane house stands as a testament to the ingenuity and building skill of a local craftsman and an example of a unique construction method of the early 20<sup>th</sup> century. Built in 1935 by Mr. Lane, the front gabled, craftsman styled home is striking in its use of native rock and petrified wood. Followed later by two other “giraffe rock” buildings, also built by Mr. Lane, the house was the first of this style. also constructed by Mr. Lane. As the site of Wimberley’s first telephone switchboard, operated out of the home’s living room by Mrs. Rebecca Lane, the house also holds a place in the history of the then growing town of Wimberley. The quality of workmanship, the unique nature of the building materials and construction method, in addition to its current state of preservation and relative minor alterations, make the J.C. Lane house, also known as the “Gingerbread House”, an important contributor to Wimberley’s rich historic fabric.

### **Context:**

The Lane house stands as an important piece in several contextual settings: physically, in Wimberley it sits in the center of town, amongst other historic houses and businesses, in the busy town square. In the history of the town of Wimberley, it played an integral role in the growing community in the 1930’s, by housing the first telephone

switchboard and as an example of the skills of a local builder. The Lane House holds a place in our shared social history as a testament to the ingenuity of the “every man” to creatively use resources during the Great Depression. Through the slab-rock construction method employed in this structure, Mr. Lane built a solid home in a most economical way. In the continuum of architectural history, the Lane House exemplifies the American Vernacular architecture of craftsman style bungalows, a small, simple, and functionally modest home built for a family, which has stood the test of time.

### **Architectural Significance**

The J.C. Lane house exemplifies depression era vernacular construction. Constructed of poured concrete and native rock, it employs the “giraffe stone” style used during the 1920’s and 1930’s in the Missouri Ozarks and in many structures found along historic Route 66. While the construction is not unique, it is relatively little used in Texas.

The house encompasses additions, most made during the historic period, and none of which detract from the original floor plan, character, or elements of the 1935 bungalow. In 1939, the adjacent stone garage was built to the south edge of the lot. In 1942, a screen porch was added to the rear elevation, which was built by the owner at the time (Keith) using the same construction method and materials as the original. This porch was enclosed in the mid 1940’s, also by the Keiths. At the end of the 1940’s a second screen porch was added to the rear of the newly enclosed porch. This porch remained screened until it was enclosed in 1983. The only other alteration to the main house is the creation and enclosing of the breezeway between the house and garage.



A one story, front gabled craftsman style bungalow, the primary (west) façade is of simple, asymmetrical design: an off center inset front porch, (with the entrance on the North façade), and an offset chimney, flanked by two windows. Two stone arches on the north side of the facade, capped with hand sawed local stone, and featuring a diamond shaped keystone, open to the shallow front porch leading to two facing front doors, and an original double hung window. The porch entry is under a small side gable. Balancing the two arches on the south side of the façade are two wood multi-light casement windows, flanking the chimney. Based on historic photographs, these windows are not the original 1/1 double hung windows, but were replaced in the historical period. (Fig 1) The entire façade is covered with the giraffe stone, also called “crazy stone”. The windows and front door are trimmed with smaller stone, mixed with pieces of petrified wood.

Five windows penetrate the South elevation, all wood casement. Facing the historic garage, this side is also the site of an historic alteration: the breezeway between the house and the nearby garage was built in the 1940’s, by joining the roofs of the two buildings. The breezeway, enclosed in 1987 with French doors discarded from the 2 story James Lane house next door, stands as a minor alteration that does not impact the original structures in any significant manner. The window surrounds and lintels feature smaller pieces of petrified wood, decorative rock, and fossils.

The rear of the house features a simple enclosed porch. This is a historical addition to the house, added originally as a screened porch in the late 1940's. This porch was the second historical porch addition and was added when the first screen porch addition (of 1942) was enclosed in the mid 1940's. In 1987, the Franklins enclosed this relatively flat metal roofed porch, using original windows from the two story J.C. Lane house next door, as well as decorative stained glass windows. There is a central back door, which is not original to the addition. The horizontal wood siding as well as the framing for the enclosed porch is wood, painted brown. The enclosed porch covers the entire rear of the house.

The north elevation consists of two sets of paired 3/1 wooden double hung windows, and a group of three 1/1 wooden double hung windows. As with all of the window lintels and surrounds, found objects and unique pieces of petrified wood are incorporated into them. The Keith's 1942 addition is most visible on this north elevation. The set of windows on the eastern side of this elevation are part of the 1942 addition. Since Keith used the same method of construction and the same types of materials, it is very difficult to differentiate between the original material and that of the addition.

The 1939 garage sits on the south west corner of the lot was built in 1939 by Susie Danforth, a prominent Wimberley citizen. A simple front gabled structure, it was constructed in the same manner as the house, using native rock. However, due to subsequent alterations, including removing the original doors, and replacing them with a

wooden double door flanked with side lights and a transom above, the addition of a window, and a shed roof addition, this structure is non-contributing.

A rock fence surrounds the property. Built in the 1940's by the Keith family, it incorporates the style of the house, as well as the slab rock construction. The four foot high fence is made of found rock, with additional unique found objects incorporated into it such as marbles, bicycle reflectors, arrowheads and petrified wood. The fence is topped with jagged rock, locally called "sheep's head" rock, which is extremely porous and exhibits large voids. The Keith family to discourage young boys from attempting to jump over the fence added this type of rock to the top of the wall.<sup>1</sup> As the fence is still in its original condition and built during the historic period, it is a contributing structure.

Although the house has undergone alterations through the years, most were made during the historic period. The first alterations was a 1942 rear room addition. The late 1940's alterations by the Keiths include the rock fence constructed on the south and west sides of the property; the addition of a screen porch on the rear and the roofed breezeway between the house and garage. In 1987 the existing screen porch and breezeway were enclosed with glass windows discarded from the Lane house next door. None of the additions to the rear of the house are visible from the street. The enclosed breezeway, while visible from the street, does not detract from the integrity of the original house.

### **Historical Significance:**

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<sup>1</sup> Interview with current owner, Sue Franklin.

The J.C. Lane house on the main square in Wimberley is significant for its architectural style and its connection to two important residents of Wimberley: James C. Lane and Susie Danforth. For National Register of Historic Places purposes, it is eligible under criterion B and C on the local level. The home's bungalow style and craftsman construction make it an important example of early 20<sup>th</sup> century vernacular architecture and construction. Constructed using the "slab rock" method, it is a home built entirely by hand by Mr. Lane himself, using local materials gathered over a period of months. Mr. Lane was a well known resident of Wimberley who contributed to the growth of the town through his work as a builder. Constructing three prominent buildings using the slab rock method, he made an indelible mark on the built environment of the town center. While alterations have been made to this structure since its construction, most occurred during the historic period, and do not detracted from the original form of the building. The house retains sufficient integrity of location, materials, design, workmanship and association to make it worthy of listing as a Recorded Texas Historic Landmark.

Wimberley (population 3,797) is located in the Blanco River Valley in the Texas Hill Country. Settlers came to the area after Texas received statehood in 1845. They included William Winters, who, in 1856, built the saw mill/grist mill that became the economic heart of the village. The town got its present name in 1880 from then mill owner Pleasant Wimberley. The Wimberley Mill ceased operation in 1925, and, by the middle of the 20th century, tourism became a new economic generator in the community. Increasing numbers of people from nearby cities began building summer homes on the

rivers and creeks of the Hill Country.<sup>2</sup> Architecturally, Wimberley is made up mostly of vernacular homes. Few architects designed domestic buildings in Wimberley during the 19<sup>th</sup> or early 20<sup>th</sup> centuries, rather property owners and local craftsmen followed vernacular traditions.<sup>3</sup>

James “Jake” Calvin Lane was a well-known local builder in the Wimberley area. Lane was born and grew up in Lockhart, Texas, and owned a barbershop. In 1926, he married Rebecca Lane in Luling, Texas. The couple moved to Wimberley in 1932, where Jake continued to work as a barber, also opening a café, where Rebecca worked.<sup>4</sup> The two had two daughters.<sup>5</sup> Lane purchased the lot on Wimberley Square adjacent to his café, where he would build his first home himself.<sup>6</sup> His “trademark method” of construction began with his house, utilizing wood frames with poured concrete, and “giraffe stone” styled native rock, which he collected from nearby areas. In addition to the original house, he later built a two story home in the same style next door, and, in 1945, built the larger café building on the square.

Susie Danforth, who lived in the House from 1938 to 1942, was a well known and prominent citizen of Wimberley. “ She was a farmer, a poet, a hunter and a schoolbus driver, a teacher, a principal, a telephone operator, a rock mason, a carpenter and an artist painting in oils. She lived well and lived long; her story is told in a 1976 book called ‘100

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<sup>2</sup> Preserve America Community Profile. [www.preserveamerica.gov/wimberley](http://www.preserveamerica.gov/wimberley)

<sup>3</sup> Dobie House National Register Nomination, prepared by Julie Strong.

<sup>4</sup> Oral Interview with Rebecca Lane, wife of J.C. Lane, on August 13, 1993. Interviewed and transcribed by Diane B. Gray.

<sup>5</sup> “Additional Notes and Information Taken in Informal Conversation with Mrs. Lane” manuscript, Diane B. Gray. 1993.

<sup>6</sup> “James C. Lane House” unpublished manuscript, Jim Franklin.

Years in Wimberley.’’<sup>7</sup> Ms. Danforth played such an important role in the history of Wimberley, and the education of its youth, the town’s middle school has been named after her.

The house is an excellent example of a bungalow style, craftsman influenced early twentieth century dwelling. The construction method used is, in itself, worthy of preservation. While the design and floorplan are typical craftsman style bungalow and excellent examples of those styles, the construction method used for the house is particularly important in the story of the development of Wimberley. Known as the “slab rock” method, and sometimes called “giraffe rock” or “crazy rock” pattern, it is a labor intensive, decidedly vernacular method of home construction. The slab rock technique was used in vernacular settings, and was popular in areas of the Missouri Ozarks. While the method and examples were illustrated and described briefly in building handbooks, the technique was learned mostly through experience and performed by self taught craftsman.<sup>8</sup>

The Lane house was made entirely out of local found rock, which Mr. Lane collected over a period of months from the surrounding area. Mrs. Rebecca Lane recalled that the “red rock” came from the Marble Falls area.<sup>9</sup> Charlie Oldham, who collected rocks with Mr. Lane, recalled that the field rock came from “Round Mountain between Johnson City and Marble Falls”.<sup>10</sup> Mrs. Lane also recalled that her husband received “helpful advice” from a professional rock mason named Harris before beginning the

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<sup>7</sup> Hallowell, John. “Down in the Valley” Texas Hill Country Magazine. Summer 2009. <http://www.hillcountrymagazine.com/issues/20092/157.php>

<sup>8</sup> “Concrete Construction About the Home and on the Farm”. 1910. Atlas Portland Cement Co.

<sup>9</sup> Interviews with Mrs. Lane by Mrs. Sue Franklin, 1982-1993.

<sup>10</sup> Ibid.

construction of the house. The Florentine arches above the porch entry and fireplace hearth were cut using a hand saw.

The construction method, which results in the tight fit joints of the random patterned rock, is a combination of historic masonry techniques and newer methods of concrete technology. “These houses were relatively cheap; often, you could get the rock for the taking. The method was labor intensive, but really only one skilled worker was necessary for the job.”<sup>11</sup> The construction began by setting wooden floor joists directly onto concrete footings. These joists were what the wooden wall forms were attached to to pour the concrete into. The forms were usually smooth boards nailed to 2”x4”s, and were used only on the inside. The technique as used in Missouri is described as: “The rocks were set out a few inches from the form and bedded in cement mortar. The space between the rock and the form was filled in with cement, small rock and material. The goal was to keep the wall as porous as possible, a kind of honeycomb. The porous walls provided some insulation; however, the main purpose was to cut down on the transmission of moisture through the wall. As the wall went up blocks of wood would be inserted against the forms where wood work or the framing for interior walls could be nailed to them later.”<sup>12</sup> With this particular method of construction, the interior walls would be finished out with plaster applied to the concrete when the forms were removed.

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<sup>11</sup> Quick, David and Morrow, Lynn. “The Slab Rock Dwellings of Thayer, Missouri.” Pioneer Society of American Transactions. Vol. 13, 1990. P 41.

<sup>12</sup> Quick, David and Morrow, Lynn. “The Slab Rock Dwellings of Thayer, Missouri.” Pioneer Society of American Transactions. Vol. 13, 1990, p. 41.

In the case of the Lane house, a second wythe of rock was put directly next to the form, with the concrete and rubble filler present in between these two layers of course rock. The durability of this construction method is evident in the present condition of the Lane house, as well as the other two Slab Rock buildings in Wimberley built by Mr. Lane.

The combination of construction method, its location in the heart of Wimberley, its connection to a well known local builder, and its intact level of preservation make the James C. Lane House a well qualified candidate for the designation of a Recorded Texas Historic Landmark. The house represents an important period in the development of the town of Wimberley and has stood for almost 75 years, relatively unchanged.





**Documentation:**

“Odess Farris,” *Wimberley View*, September 27, 1984.

Hallowell, John. “Down in the Valley” *Texas Hill Country Magazine*. Summer 2009.  
<http://www.hillcountrymagazine.com/issues/20092/157.php>

Massey, James and Shirley Maxwell. “Slab-Rock Houses,” *Old-House Journal* p. 54.

Quick, David and Morrow, Lynn. "*The Slab Rock Dwellings of Thayer, Missouri.*"  
*Pioneer Society of American Transactions*. Vol. 13, 1990

Schawe, Williedell. Wimberley Legacy. San Antonio: Naylor Company, 1963.

*Archival:*

Letter of determination of eligibility by Amy Dase to Mr. and Mrs. James Franklin. 1992.

Oral history of Mrs. J.C. Lane, (August 13, 1993), interviewed and transcribed by Dane B. Gray in Wimberley, Texas.

Notes from a conversation with Charlie Oldham and his daughter, Mrs. Martha Waldrip by Jim and Sue Franklin in San Marcos, Texas (1992).

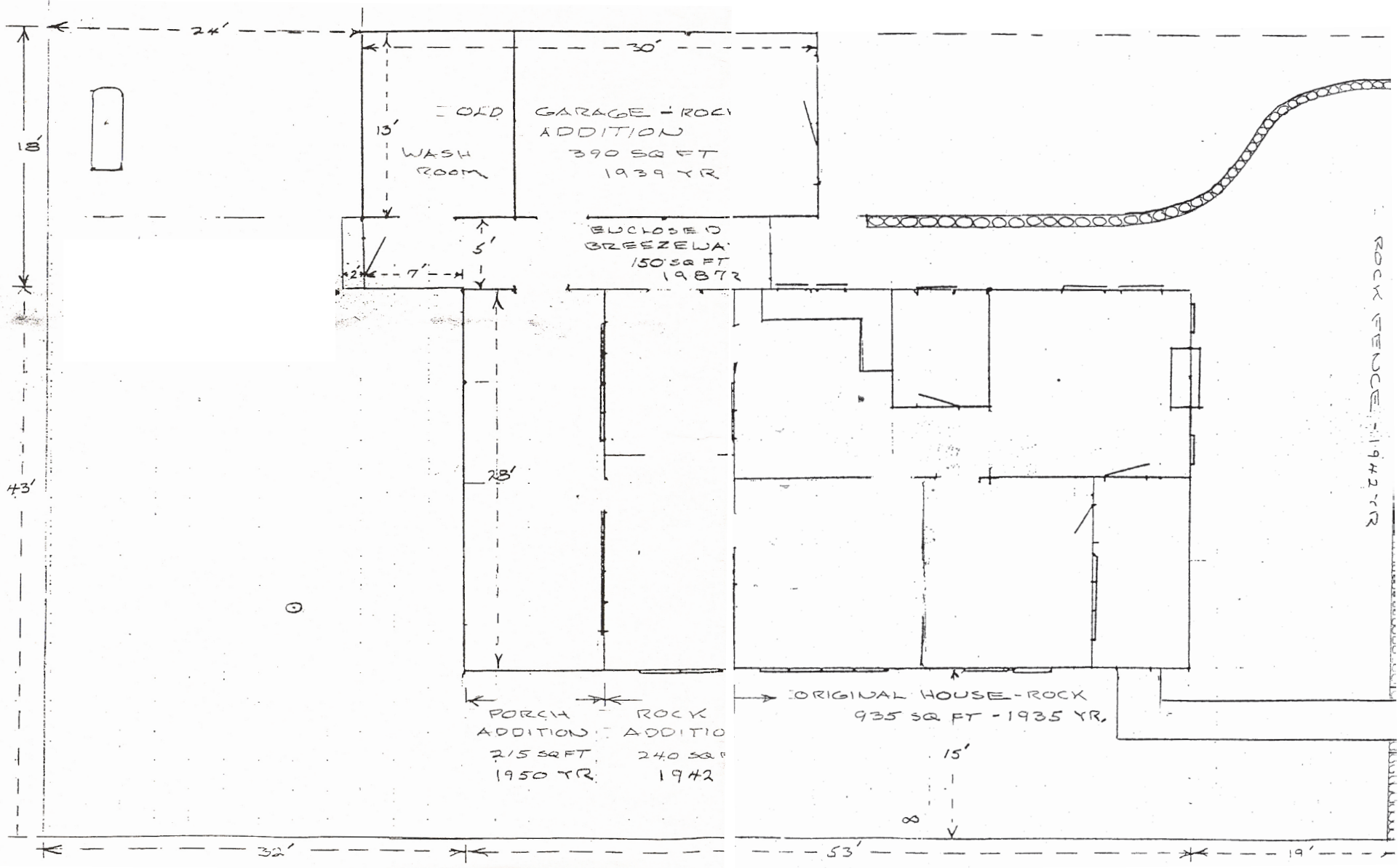
Notes from a conversation with Mrs. and Mrs. Pitts of Pasadena by Jim and Sue Franklin in San Marcos, Texas. (no date)

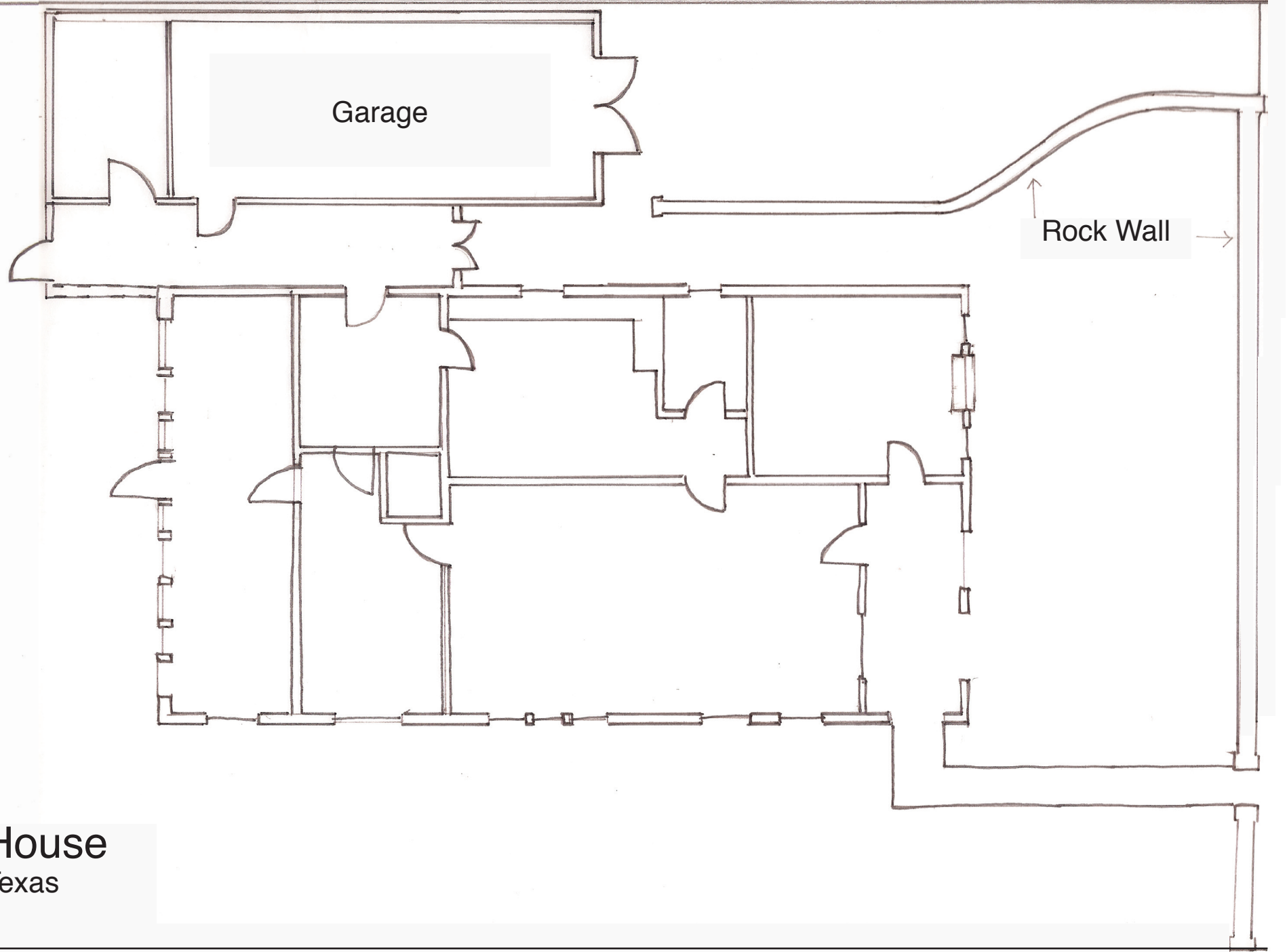
Franklin, Sue. “The James C. Lane House,” unpublished manuscript in the possession of Mrs. James (Sue) Franklin, Wimberley, Texas.

Hays County Deed Records, San Marcos, Texas.



Fig. 1 – showing historic double hung windows.





Garage

Rock Wall

J.C. Lane House  
Wimberley, Texas

Deed records for "Lane House" (Amasa Turner Survey 64/195)

<https://www.texaslandrecords.com/txlr/controller>

Bettie Cook to J.C. Lane            10/12/1934

vol. 0018, p.1

JC & Rebecca Lane to Susie and Lily Danforth    4/14/1938

vol. 00116, p.377

Susie Danforth to B.E. and Gertrude Keith :    11/17/1945

vol. 00133, p. 232

B.E. & Gertrude Keith to B.H. Pitts            10/29/1947

Vol. 00139, p. 423

Mamie Pitts to Charles Pitts            8/30/1976

vol. 00287, p. 799

Charles Pitts to Sue & James Franklin    1/21/1983

vol. 00387, p. 474

**Authorization for Recorded Texas Historic Landmark Designation**

**Property considered for designation:**

**Name of House, Address of House, Name of County, Texas:**

James C. Lane House, 306 Wimberley Square, Wimberley, Hays County

**Legal Description (Lot and Block or Metes and Bounds):**

ABS 461 AMASA TURNER SURVEY 0.145 AC/6,316 SQ

FT

GEO#90603637

The Recorded Texas Historic Landmark (RTHL) designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations. Authorized by the Texas Legislature under Texas Government Code, Chapter 442, RTHL is the highest honor the state can bestow on historic structures in Texas. Designated properties are afforded a measure of legal protection and become part of the recorded history of the state's built environment.

**Benefits of the RTHL designation:**

- Recognition that a property is of local, regional or state significance.
- Protection for up to 90 days from exterior alterations, including demolition or relocation.
- Ad valorem tax exemptions, where granted by local taxing authorities.
- Inclusion in the Texas Historic Sites Atlas.
- Technical preservation assistance through the THC.

**Responsibility of the property owner under the RTHL provision, as noted in Texas Government Code, Chapter 442.006 (f):**

*A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.*

**Additionally:**

- The designation requires the public display of the Recorded Texas Historic Landmark marker. The marker is the property of the State of Texas and may not be removed or relocated without the prior permission of the Texas Historical Commission.
- RTHL status is a permanent designation which is retained with the property even upon transfer of ownership. Only the Texas Historical Commission may remove the designation.
- Structures designated as RTHLs do not have to be open to the public, but the marker must be accessible to the public.
- RTHL designation does not imply eligibility for federal tax incentives for rehabilitation.

**I, the property owner or legal administrator of the property noted herein, signify below that I have read the information regarding Recorded Texas Historic Landmarks and that I voluntarily seek the designation for the property. I further promise to comply with the provision noted in the Texas Government Code.**

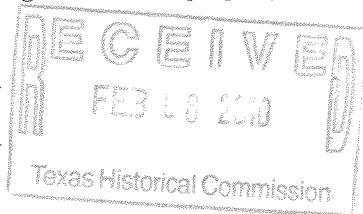
Name (print) Joe Franklin

Mailing address: 18 Cypress Point

City, state, zip: Wimberley, TX 78676

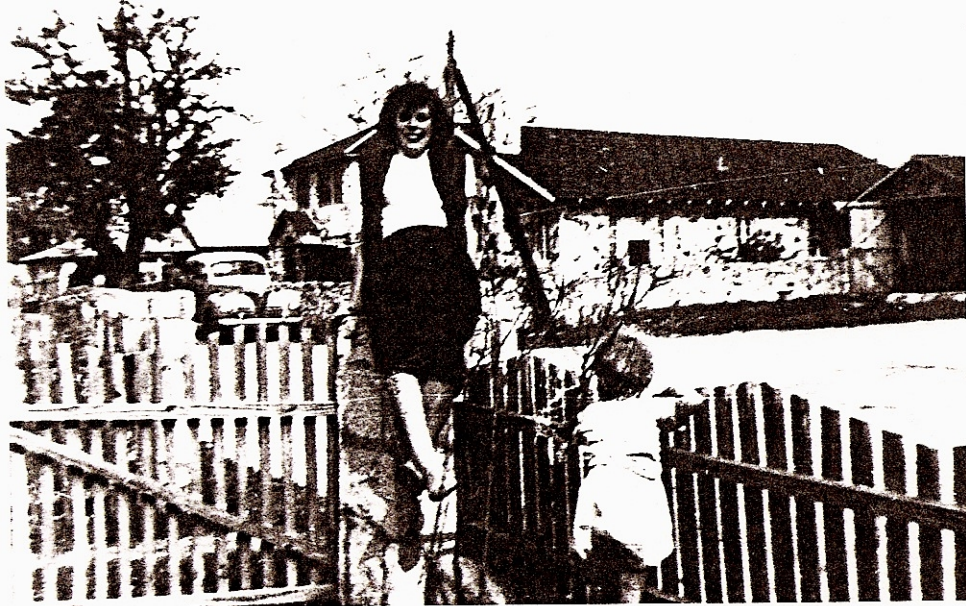
Phone: (512) 847-5416 Email: Joe.Franklin@verizon.net

Signature: Joe Franklin











BOOKS/QUILTS  
CLOTHING  
JEWELRY  
WINDCHIMES



